

\$178,210 - 371 Chemin Des Ben, Tusket

MLS® #202310070

\$178,210

2 Bedroom, 1.50 Bathroom, 1,273 sqft

Residential on 0.22 Acres

Sluice Point, Tusket, NS

A unique, cabin style property in a quiet peaceful part of Yarmouth County. Needs to be seen in person to truly appreciate it. The interior of this home has had a full make over with extensive improvements including a complete electrical upgrade with a new 200 amp panel, new electrical baseboard supplemented with a WETT inspected hot wood stove as a secondary source of heat. New plumbing throughout the house which includes a new hot water tank, UV water purification system. The full bathroom includes a claw foot tub for a deep soak after those long days. The whole house has been opened up to allow free flow and lots of natural light. Some of the original beams have been left exposed to add that cabin feel. New insulation, drywall and some new flooring. Wood trim is natural pine or hemlock. Stairs have been reconstructed with hemlock and a new custom-made guardrail. The house has been primed, ready for you to paint. The second floor has a four piece bath with lots of space. A second smaller room for a guest or office space. A loft that provides a second bedroom, storage or sitting nook. The rest of the space can be used as a studio or a master bedroom, but could easily be converted back to another private room. The large backyard leaves room to create the oasis you've been dreaming of. Room to add on to the house, build a large deck, greenhouses, flower gardens or even a labyrinth. There's a firepit to enjoy the evenings under the stars with a bonfire. The



separate shed with double barn doors provides opportunity for a workshop as there's power installed. The walls have been restructured and a new roof in 2022. This location is perfect for someone who wants a rural feel but just outside the city. A 20 minute scenic drive will bring you to the town of Yarmouth and all of its amenities: museums, art galleries, a farmer's market, brewing companies as well as the ferry crossing to Maine. Seller is willing to provide \$5,000 towards flooring and windows upon closing!

Essential Information

MLS® #	202310070
Price	\$178,210
Bedrooms	2
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,273
Acres	0.22
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	October 20th, 2023

Community Information

Address	371 Chemin Des Ben
Area	Yarmouth
District	Hwy 308 South
Sub-District	Sluice Point
City	Tusket
County	Yarmouth
Province	NS
Postal Code	B0W 3M0

Amenities

Utilities	Electric, Electricity Connected
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Parking	No Garage, Gravel
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Interior

Interior Features	High Speed Internet
Appliances	Cooktop, Washer, Refrigerator
Heating	Baseboard, Stove
# of Stories	1
Stories	One and One Half
Has Basement	Yes
Basement	Unfinished, Walk-Out Access

Exterior

Lot Description	Under 0.5 Acres, Cleared
Roof	Asphalt
Construction	Vinyl Siding, Wood Siding
Foundation	Concrete Perimeter, Stone

Additional Information

Zoning	N/A
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Listing Details

Listing Office	RE/MAX Nova (Halifax)
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